

002.0

0004

0006.0

Map

Block

Lot

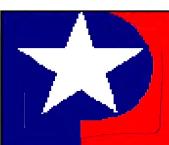
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel  
 APPRAISED: 1,177,900 / 1,177,900  
 USE VALUE: 1,177,900 / 1,177,900  
 ASSESSED: 1,177,900 / 1,177,900



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
70-72		THORNDIKE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PESIRIDIS JAMES	
Owner 2:	
Owner 3:	

Street 1: 2 MICHAEL DRIVE	
Street 2:	

Twn/City: BURLINGTON	
St/Prov: MA	Cntry
Postal: 01803	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 3718 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

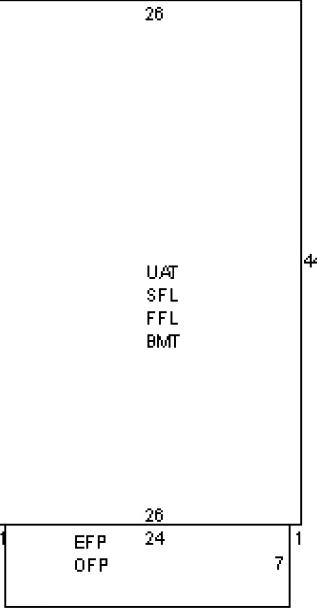
## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value		Legal Description				User Acct		
104	4000.000	745,900			432,000		1,177,900						1848		
Total Card	0.092	745,900			432,000		1,177,900		Entered Lot Size				GIS Ref		
Total Parcel	0.092	745,900			432,000		1,177,900		Total Land:				GIS Ref		
Source:	Market Adj Cost		Total Value per SQ unit /Card:		316.81		/Parcel: 316.81		Land Unit Type:				Insp Date		

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	104	FV	745,900	0	4,000.	432,000	1,177,900		Year end	12/23/2021									
2021	104	FV	711,600	0	4,000.	432,000	1,143,600		Year End Roll	12/10/2020									
2020	104	FV	711,600	0	4,000.	432,000	1,143,600		1,143,600	Year End Roll	12/18/2019								
2019	104	FV	533,400	0	4,000.	459,000	992,400		992,400	Year End Roll	1/3/2019								
2018	104	FV	533,400	0	4,000.	334,800	868,200		868,200	Year End Roll	12/20/2017								
2017	104	FV	499,800	0	4,000.	291,600	791,400		791,400	Year End Roll	1/3/2017								
2016	104	FV	499,800	0	4,000.	248,400	748,200		748,200	Year End	1/4/2016								
2015	104	FV	437,300	0	4,000.	243,000	680,300		680,300	Year End Roll	12/11/2014								

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
7/30/2013	1146	Alterati	32,500	C						3/1/2014	Meas/Inspect	PC	PHIL C						
7/9/2013	1042	Heat App	6,000	C						1/8/2014	Info Fm Prmt	EMK	Ellen K						
7/3/2013	1011	Heat App	10,000	C						1/8/2014	Info Fm Prmt	EMK	Ellen K						
5/22/2013	723	Renovate	123,000							7/9/2013	Measured	JBS	JOHN S						
5/22/2013	722	Redo Kit	102,000							6/7/2013	Info Fm Prmt	EMK	Ellen K						
										6/7/2013	Info Fm Prmt	EMK	Ellen K						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Very Good			<b>RESIDENTIAL GRID</b>																											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																														
Frame: 1	- Wood			1/2 Bath:	Rating:																														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																														
Sec Wall:				OthrFix:	Rating:																														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																															
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units	1																								
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir:				Frl:	Rating:			Other																											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																											
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2																											
Year Blt: 1917	Eff Yr Blt:							Lvl 1																											
Alt LUC:	Alt %:							Lower																											
Jurisdct: G15	Fact: .							Totals	RMS:	10	BRs:	4	Baths:	2	HB																				
Const Mod:				<b>DEPRECIATION</b>				<b>REMODELING</b>																											
Lump Sum Adj:				Phys Cond: VG	- Very Good			4.6 %	Exterior:	No Unit	RMS	BRs	FL	<b>RES BREAKDOWN</b>																					
<b>INTERIOR INFORMATION</b>				Functional:				%	Interior:	1	5	2																							
Avg Ht/FL: STD				Economic:				%	Additions:	1	5	2																							
Prim Int Wal 2	- Plaster			Special:				%	Kitchen:																										
Sec Int Wall:				Override:				%	Baths:																										
Partition: T	- Typical			<b>CALC SUMMARY</b>				Plumbing:																											
Prim Floors: 3	- Hardwood							Electric:																											
Sec Floors:				Total:	4.6 %			Heating:																											
Bsmnt Flr: 12	- Concrete							General:	2	10	4																								
Subfloor:				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>																											
Bsmnt Gar:				Basic \$ / SQ: 180.00				Rate	Parcel ID	Typ	Date	Sale Price			<b>SUB AREA DETAIL</b>																				
Electric: 3	- Typical			Size Adj.: 1.10891604											Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
Insulation: 2	- Typical			Const Adj.: 0.99989998											BMT	Basement	1,144	131.730	150,695	BMT	100	GFB	100	G											
Int vs Ext: S				Adj \$ / SQ: 199.585											FFL	First Floor	1,144	199.580	228,325	FFL	100	FLA	100	A											
Heat Fuel: 2	- Gas			Other Features: 122803											SFL	Second Floor	1,144	199.580	228,325	SFL															
Heat Type: 3	- Forced H/W			Grade Factor: 1.00											UAT	Upper Attic	286	139.710	39,957	UAT															
# Heat Sys: 2				NBHD Inf: 1.00000000											EFP	Enclos Porch	168	43.430	7,296	EFP															
% Heated: 100				NBHD Mod:											OFF	Open Porch	168	26.320	4,422	OFF															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00											<b>IMAGE</b>																				
% Com Wal	% Sprinkled			Adj Total: 781822																															
				Depreciation: 35964											<b>AssessPro Patriot Properties, Inc</b>																				
				Depreciated Total: 745858											Net Sketched Area: 4,054	Total: 659,020																			
															Size Ad	2288	Gross Area	4912	FinArea	3718															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 002.0-0004-0006.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																	
More: N	Total Yard Items:				Total Special Features:				Total:																										